



Statutory Compliance Table – SSD-83789711 – Corrimal Coke Works Stage 2a Built Form

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
Environmental Planning and Assessment Act 1979			
Section 1.3	<i>To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources</i>	<p>The proposal seeks to repurpose the site which is currently underutilised. As identified in the SIA within the EIS, the proposal will result in several social and economic benefits to the community.</p> <p>The EIS includes thorough environmental, economic, and social assessments to inform the design of the proposal and ensure its suitability for the site. Where appropriate, mitigation measures are provided to manage the social and economic welfare of the community during construction and operational phases of the development.</p>	Section 6 and 7
	<i>To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i>	<p>The proposal addresses the principles of ESD including the precautionary principle, intergenerational equity, conservation of biological and ecological integrity and improved valuation, pricing and incentive mechanisms in accordance with the requirements of the</p>	

	<p>Environmental Planning and Assessment Regulation 2021.</p> <p>In addition, ESD Report identifies how ESD best practice principles are incorporated into the design and ongoing operation of the proposed development.</p>
<p><i>To promote the orderly and economic use and development of land</i></p>	<p>The proposed redevelopment of the site responds to the State's growing population and the need to build more homes in accessible locations, to boost housing supply and improve affordability. The redevelopment of the site has been informed by a thorough site and local context analysis, environmental assessments and assessment against strategic and statutory planning policies to promote the orderly and economic use and development of the land.</p>
<p><i>To promote the delivery and maintenance of affordable housing,</i></p>	<p>The proposal includes the delivery of 57 affordable housing units, which will be managed by a Community Housing Provider in perpetuity.</p>
<p><i>To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats</i></p>	<p>A BDAR Waiver was submitted to the Department of Climate Change, Energy, the Environment and Water (DCCEEW) and is currently under assessment. The BDAR Waiver Request that was submitted confirms the development is unlikely to have any significant impact on biodiversity values.</p>
<p><i>To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</i></p>	<p>An Aboriginal Cultural Heritage Assessment Report (ACHAR) and Heritage Impact Assessment (HIS) have been prepared to assess the impacts of the proposal on built and cultural heritage.</p> <p>Both reports have concluded that the proposed development will not a detrimental impact on any matters of built and cultural heritage.</p>

		<p>The ACHAR has found that no known Aboriginal objects, or Aboriginal places have been identified within the curtilage of the subject site.</p> <p>The HIS has found that the proposed development would have a minimal impact on the heritage significance of the area.</p>
	<p><i>To promote good design and amenity of the built environment,</i></p>	<p>The proposed development has been designed to achieve a high standard of architectural and urban design quality consistent with the principles of Better Placed, the Apartment Design Guide, and the requirements of Clause 7.18 (Design Excellence) of the WLEP. The design has been the subject of an iterative and collaborative process led by DKO Architecture in consultation with Waters Consultancy, Land & Form, and Integreco.</p> <p>The proposal was reviewed by the State Design Review Panel (SDRP) on 19 June 2025. The Panel provided support for the project's urban design framework, heritage integration, and residential amenity outcomes. Specific comments and recommendations provided through the SDRP process and the project's detailed responses is summarised in Section 6.1.1 of the EIS. A detailed response to the SDRP feedback is provided in the Urban Design Report at Appendix H.</p>
	<p><i>To provide increased opportunity for community participation in environmental planning and assessment.</i></p>	<p>Community and stakeholder engagement has been undertaken during the preparation of the SSDA, as detailed in Section 5 of the EIS. Through the assessment period, there will be another opportunity for community and stakeholders to respond to the proposed development. The Applicant will respond to any concerns raised during the notification of the SSDA.</p>
<p>Section 4.15</p>	<p>Relevant environmental planning instruments:</p>	<p>See detail below under State Environmental Planning Policies (SEPPs).</p>

- Wollongong LEP 2012
- Planning Systems SEPP
- R&H SEPP
- T&I SEPP
- B&C SEPP
- Housing SEPP
- Sustainable Buildings SEPP

Draft environmental planning instruments:
Housekeeping Amendment to Willoughby Local Environmental Plan 2024

No draft EPI's have been identified as relevant to this application.

N/A

Relevant planning agreement or draft planning agreement

The applicant has entered into a Voluntary Planning Agreement (**VPA**) with Council as part of the master planned development. The VPAs provides for the delivery of substantial public benefits across the stages of the development. The benefits under the VPA relevant to this stage includes dedication of parkland, affordable housing contribution.

Section 2.3

Environmental Planning and Assessment Regulation 2021 – Schedule 2

This EIS has been prepared in accordance with Schedule 2 of the Regulations.

Section 4

Development control plans:
Wollongong Development Control Plan 2023 (WDCP 2023)

Clause 2.10 of the Planning Systems SEPP provides that DCPs do not apply to SSDAs. As such, compliance with the Wollongong DCP 2023 is not a mandatory consideration.

N/A

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

The likely impacts of the development including the environmental impacts on the natural and built environments, and social an economic impact on the locality is assessed in detail within the EIS.

Section 6

	The suitability of the site for the development	The suitability of the site for the proposed development is demonstrated in the EIS.	Section 7
	Any submission made	Submissions will be considered following exhibition of the application.	N/A
	The public interest	<p>The proposed development satisfactorily responds to the relevant planning instruments and controls applying to the site. The proposal will not create any adverse social, economic or environmental impacts that cannot be mitigated by the proposed mitigation measures provided at Appendix D.</p> <p>On balance, the benefits of the development outweigh any adverse impacts, and the development is deemed to be in the public interest.</p>	Section 7
Section 4.36(3)	Section 4.36(3) provides that the Minister (by a Ministerial planning order), may declare specified development on specified land to be State significant development.	<p>Under Division 4.7, Clause 4.36(3) of the EP&A Act, the Minister may, by Ministerial planning order, declare specified development on specified land to be State Significant Development.</p> <p>Part 2(4)(1)(n) of the State Significant Development Declaration Order (No. 5) 2025 identifies EOI application 235399 (dated 31 January 2025) for the development of residential flat buildings with the provision of affordable housing at Railway Street, Corrimal being Lot 201/DPI308649, Lot 202/DPI308649, and Lot 103/DPI301632. Pursuant to this Declaration, the site is specified as SSD.</p> <p><i>It is noted that the State Significant Development Declaration Order (No. 10) 2025 subsequently amended the legal description of the site (Schedule 1). This EIS therefore references the amended legal description contained within Declaration Order (No. 10) 2025.</i></p>	Section 4.1.1

Environmental Planning and Assessment Regulation 2021

Schedule 2	Schedule 2 of the Regulations provides that environmental assessment requirements will be issued by the Secretary with respect to the proposed EIS.	This EIS has been prepared to address the requirements of Schedule 2 of the Regulations and SEARs.	Section 4
Section 26	Section 26 of the Regulations outlines the information required about affordable housing development. It states that an Applicant must specify the name of the registered Community Housing Provider (CHP) who will manage the affordable housing component of the development.	A letter has been prepared by Bridge Housing, a registered Community Housing Provider confirming their interest and intention to manage the affordable housing dwellings at the site for 15 years in accordance with the Housing SEPP.	Section 4
Section 173	Section 173 of the Regulations provides that environmental assessment requirements will be issued by the Secretary with respect to the proposed EIS.	This EIS has been prepared to address the requirements of Clause 173 of the EP&A Regulation and SEARs.	Section 1
Section 193	Section 193 of the Regulations requires an assessment against the principles of ESD.	The EIS has addressed the principles of ESD.	Section 6.1.9

National Parks & Wildlife Act 1974

Section 90A	Section 90A allows for an application may be made to the Secretary for the issue of an Aboriginal heritage impact permit.	<p>An Aboriginal Cultural Heritage Assessment Report (ACHAR) was previously prepared by Kelleher Nightingale Consulting and approved as part of the Stage 1 Built Form DA. The ACHAR identified one Aboriginal site within the Corrimal Master Plan area - FCCW AFT 1 (AHIMS 52-2-4505) - comprising a low-density artefact deposit identified during test excavation. The assessment concluded that extensive prior disturbance associated with former industrial uses had significantly reduced or negated the archaeological potential of the remainder of the study area.</p> <p>An Aboriginal Heritage Impact Permit (AHIP 5141) was subsequently issued under section 90A of the National Parks and Wildlife Act 1974 to manage impacts to the identified site prior to any pre-</p>	Section 6.2
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construction or construction works associated with the Stage 1 Built Form DA.

Kelleher Nightingale Consulting has provided a statement confirming that all AHIP conditions within the construction boundary of the Former Corrimal Coke Works Sewer Upgrade have been fully satisfied. Accordingly, all conditions relating to Aboriginal objects within FCCW AFT 1 have been met, and no further archaeological mitigation is required.

Biodiversity Conservation Act 2016

Section 7.14

The likely impact of the proposed development on biodiversity values as assessed in the Biodiversity Development Assessment Report (BDAR). The Minister for Planning may (but is not required to) further consider under that BC Act the likely impact of the proposed development on biodiversity values.

A BDAR Waiver was issued by the Department of Climate Change, Energy, the Environment and Water (**DCCEEW**) on 14 November 2025 (Appendix HH). The BDAR Waiver confirms the development is unlikely to have any significant impact on biodiversity values.

Section 4.2

State Environmental Planning Policies

State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)

Clause 4.6(1) states that land must not be rezoned or developed unless contamination has been considered and, where relevant, land has been appropriately remediated.

A Detailed Site Investigation (**DSI**) and Remediation Action Plan (**RAP**) were prepared by Reditus Consulting to detail the proposed remediation strategy under the Stage 2-4 BEW Earthworks consent (DA-2023/823). These investigations confirm that potential contamination sources have been identified and addressed through the approved remediation strategy.

Condition 142 of the Stage 2-4 BEW Earthworks consent (DA-2023/823) requires a site contamination validation report be prepared within 28 days of completion of works to verify all site contamination remediation works have been satisfactorily completed.

Section 4.2

		The approved RAP ensures that the Stage 2a area will be remediated and validated prior to commencement of Stage 2a built form works, thereby satisfying the requirements of clause 4.6(1) of the Resilience and Hazards SEPP. Reditus has provided a supporting letter confirming that the DSI and RAP meet the relevant SEAR requirements, have been reviewed and endorsed by the Site Auditor from Geosyntec Consultants and is appropriate to support this SSD application.	
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)</i>	Clause 2.98 relates to development adjacent to a rail corridor. A consent authority must take into consideration any response from the rail authority for the rail corridor received within 21 days after the notice is given.	The site has an eastern boundary to the South Coast Train line. The SSDA will be referred to the relevant rail authority.	Section 4.2
	Section 2.99 relates to excavation in, above, below or adjacent to rail corridors and applies to development within a rail corridor that includes excavation more than 2m below ground level.	The consent authority will give notice to the rail authority of the proposed development within 7 days of the application being made and consider any response received within 21 days of notice being given.	Section 4.2
	Clause 2.100 relates to the impact of rail noise or vibration on non-rail development. The consent authority must be satisfied that appropriate measures will be taken to ensure that the relevant LAeq levels are not exceeded for development for the purposes of residential accommodation.	The site is located adjacent to a railway line and will be affected by rail noise. The accompanying Noise Impact Assessment assesses the proposed development in relation to the noise level requirements of the T&I SEPP.	Section 6.1.8
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP)</i>	Chapter 2 Vegetation in non-rural areas aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.	The accompanying Arboricultural Impact Assessment confirms no trees are required to be removed to facilitate the proposed development.	Section 6.2
<i>State Environmental Planning Policy (Housing) 2021(Housing SEPP)</i>	Chapter 2 Affordable Housing Section 15C The in-fill affordable housing provisions of the Housing SEPP apply to development that includes residential development if – <ul style="list-style-type: none"> The development is permitted with consent under an EPI. 	The infill affordable housing provisions under the Housing SEPP apply to Building 2.2 Residential Flat Buildings are permissible with consent under the Wollongong LEP.	Section 6.1.3

<ul style="list-style-type: none"> The affordable housing component is at least 10%. The development is carried out in an accessible area 	<p>At least 10% of the total GFA within Building 2.2 is proposed to be affordable housing.</p> <p>The site is adjacent to the Corrimal Train Station and therefore meets the 'accessible area' requirements of the Housing SEPP.</p>	
<p>Section 16 Affordable housing requirements for additional floor space ratio</p> <p>The minimum affordable housing component is 10%. 30% additional FSR is permitted for proposals delivering up to 15% affordable housing, based on the maximum permissible FSR for the land, in accordance with Section 16 (1) and (2).</p> <p>In accordance with Section 16 (3), the maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).</p>	<p>15% of the total GFA within Building 2.2 as provided as affordable housing (57 units). Therefore, the proposal seeks to utilise the 30% FSR bonus available.</p> <p>As the full 30% bonus FSR is permitted under Section 16 (1) and the development comprises residential development, a 30% height bonus is also applicable to the proposed development.</p>	<p>Section 3.1.1 and Section 6.1.5</p>
<p>Non-discretionary development standards</p> <p>19(2)(a) Minimum site area of 450m²</p> <p>19(2)(b) minimum landscaped area that is the lesser of:</p> <ul style="list-style-type: none"> 35m² 30% of the site area 	<p>The site area of Building 2.2 is 2,589sqm.</p> <p>A total landscaped area of 5,642sqm is proposed representing 43.5% of total site area. This is achieved through deep soil planting at ground level.</p>	<p>Section 3.1.1 and Section 6.1.6.2</p>
<p>19(2)(c) 15% deep soil zone, with:</p> <ul style="list-style-type: none"> Minimum dimensions of 3m 65% located at the rear of the site 	<p>613sqm of deep soil area is provided at Building 2.2 (23% of site area), achieving compliance with the ADG deep soil design criteria.</p>	<p>Section 6.1.6.2</p>
<p>19(2)(d) living rooms and POS in at least 70% of dwelling receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter.</p>	<p>The building layout allows access to direct sunlight to living areas and balconies achieving 79% 2hr solar access requirement.</p>	<p>Section 3.1.1</p>

<p>19(2)(e) car parking for affordable housing dwellings:</p> <ul style="list-style-type: none"> ▪ 1 bedroom: 0.4 parking spaces ▪ 2 bedroom: 0.5 parking spaces ▪ 3 bedroom: 1 parking space 	<p>Building 2.2 generates an affordable housing parking requirement of 24 spaces and the proposal provides 24 affordable housing parking spaces.</p>	<p>Section 6.1.7</p>
<p>Section 20 of Chapter 2 Division 1, Design Requirements</p> <p>Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with the desirable elements of the character of the local area, or for precincts undergoing transition—the desired future character of the precinct.</p>	<p>The proposal responds appropriately to the intended future character of the area which is identified TOD area under the Housing SEPP with uplift provisions of 22 m height and 2.5:1 FSR. The area will undergo transition in response to these new controls.</p> <p>Careful attention to scale, materiality, and setbacks ensures a sensitive transition to surrounding low- and mid-rise development and maintains the visual prominence of nearby heritage and community buildings. Landscaping and articulation further integrate the proposal within its context, contributing to a cohesive and place-based urban environment that aligns with the future vision for the Corrimal centre.</p>	<p>Section 6.1.1</p>
<p>Section 21 of Chapter 2 Division 1, must be used for affordable housing for at least 15 years</p> <p>The consent authority is to be satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development, the development will include the affordable housing component specified above, and the affordable housing component will be managed by a registered community housing provider.</p>	<p>All affordable housing within Building 2.2 will be provided in perpetuity.</p>	<p>Section 6.1.4</p>
<p>Chapter 4 Design of Residential Apartment Development</p> <p>Under Chapter 4 of the Housing SEPP, the consent authority must consider:</p>	<p>A detailed assessment of the proposal against the design principles for residential apartment development and the Apartment Design Guide</p>	<p>Section 3.1.1 and Section 6.1.6</p>

<p>(a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,</p> <p>(b) the Apartment Design Guide,</p>	<p>(ADG) is provided in the accompanying Design Report.</p>	<p>The assessment demonstrates that the proposal achieves full compliance with the key numerical requirements of the ADG including:</p>
	<ul style="list-style-type: none"> ▪ Solar and daylight access ▪ Natural ventilation ▪ Apartment size and layout. ▪ Ceiling heights. ▪ Private open space and balconies. Complies ▪ Communal Open Space ▪ Visual Privacy Complies ▪ Deep soil area Complies ▪ Storage Complies 	
<p>Development for the purposes of residential flat buildings is permitted with development consent on land in the following zones in a Transport Oriented Development Area—</p> <ul style="list-style-type: none"> ▪ relevant residential zone, 	<p>The proposed development site is located within the R3 Medium Density Residential and for the purpose of a residential flat building. As such building 2.1, 2.3 and 2.4 seeking to utilise the TOD provisions is permitted with consent.</p>	<p>Section 6.1.4.4</p>
<p>Section 155 Maximum building height and maximum floor space ratio sets the following:</p> <ul style="list-style-type: none"> ▪ maximum building height for a residential flat building in a Transport Oriented Development Area is 22m. ▪ The maximum floor space ratio in a Transport Oriented Development Area is 2.5:1 for a residential flat building. 	<p>All buildings located within the TOD area provides a compliant building height of under 22m. Importantly, a portion of building 2.3 sits outside of the TOD boundary and as such, a clause 4.6 for this variation has been prepared. This breach does not relate to exceeding the height control of 22m within the TOD area but rather the 15m control under a separate provision within the LEP.</p> <p>The FSR proposed for Building 2.1, 2.3 and 2.4 is compliant with the requirement of 2.5:1.</p>	<p>Section 3.1.1</p>
<p>156 Affordable housing</p>	<p>The proposed residential GFA Building 2.3 and Building 2.4 is 12,480 sqm. This figure excludes</p>	<p>Section 6.1.5</p>

<ul style="list-style-type: none"> 2% GFA of the residential flat buildings to be affordable housing. <p>Affordable housing under Section 156 is to be managed by a registered CHP in perpetuity.</p>	<p>Building 2.2 (entirely affordable housing) and Building 2.1 (outside the TOD Area and not eligible to utilise the TOD provisions of the Housing SEPP).</p> <p>2% of 12,480 sqm is equivalent to 250 sqm of affordable housing space. 250sqm of GFA within Building 2.2 is provided as affordable housing in accordance with this provision.</p>	
<p>Development to which section 156 applies must provide the following number of parking spaces for each affordable housing dwelling required under that section—</p> <ol style="list-style-type: none"> for each dwelling containing 1 bedroom—0.4 parking space, for each dwelling containing 2 bedrooms—0.5 parking space, for each dwelling containing 3 or more bedrooms—1 parking space. 	<p>The affordable housing building 2.2 provides parking in accordance with the specified rates. This requirement calls for 25 affordable housing parking spaces, of which the development delivers.</p>	<p>Section 6.1.7</p>
<p>161 Consideration of Apartment Design Guide</p> <p>Development consent must not be granted for development for the purposes of residential flat buildings, independent living units or shop top housing on land in a Transport Oriented Development Area unless the consent authority has considered the Apartment Design Guide.</p>	<p>A detailed assessment of the proposal against the design principles for residential apartment development and the Apartment Design Guide (ADG) is provided in the accompanying Design Report.</p> <p>The assessment demonstrates that the proposal achieves full compliance with the key numerical requirements of the ADG including:</p> <ul style="list-style-type: none"> Solar and daylight access Natural ventilation Apartment size and layout. Ceiling heights. Private open space and balconies. Complies Communal Open Space Visual Privacy Complies Deep soil area Complies 	<p>Section 6.1.6</p>

		<ul style="list-style-type: none"> Storage Complies 	
<p><i>State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)</i></p>	<p>The Sustainable Buildings SEPP aims to encourage the design and delivery of sustainable buildings and to ensure consistent assessment of the sustainability of buildings.</p>	<p>An ESD and BASIX Report accompanies the proposal which demonstrates how a high level of energy efficiency and environmental sustainability are achieved in the proposed development, with a strong emphasis placed on natural ventilation mechanisms and solar access.</p> <p>The proposal meets the relevant BASIX targets.</p>	<p>Section 6.1.9</p>
<p>Wollongong Local Environmental Plan 2009</p>			
<p>Zoning and Land Use</p>	<p>The proposed development comprises four residential flat buildings and is classified as a 'Residential Flat Building' under the WLEP. The land use is permitted with consent within the R3 Medium Density Residential zone.</p>	<p>The proposal is consistent with these objectives insofar as it will deliver a variety of housing typologies within a medium density residential environment and cater for the differing housing needs of the community.</p>	<p>Section 4.1</p>
<p>4.3 Height of Buildings</p>	<p>15 metres</p>	<p>The site has a mapped height of building of 15m. Additional height is available under the infill affordable housing provisions and TOD provisions of the Housing SEPP.</p> <p>Building 2.2 and Building 2.3 seeks a variation to the maximum permissible height, Clause 4.6s are submitted to support the variation.</p> <p>Section 6.1.4 of the EIS presents the application of the applicable height controls and the proposal's compliance.</p>	<p>Section 6.1.4</p>
<p>4.4 Floor Space Ratio</p>	<p>Part 1.2:1 and Part 1.5:1</p>	<p>The site has a mapped FSR control of part 1.2:1 and part 1.5:1. Additional height is available under the infill affordable housing provisions and TOD provisions of the Housing SEPP.</p> <p>Section 6.1.6.1 of the EIS presents the application of the applicable height controls and the proposal's compliance.</p>	<p>Section 6.1.4</p>

		Building 2.2 seeks a variation to the maximum permissible FSR, a Clause 4.6 is submitted to support the variation.	
5.10 Heritage Conservation	<p>The objectives of the Clause are to conserve the environmental heritage of Wollongong and to conserve heritage significance of heritage items and heritage conservation areas.</p> <p>The site is subject to the following heritage listings:</p> <ul style="list-style-type: none"> - Local heritage listing in the Wollongong LEP 2009 (ID 6607) - State heritage listing on State Heritage Register in the NSW Heritage Act 1977 	<p>A detailed Heritage Impact assessment of the proposed works concludes that the proposed Stage 2a Built Form works:</p> <ul style="list-style-type: none"> ▪ Are consistent with the endorsed masterplan and Chapter D19 of the Wollongong DCP 2009. ▪ Maintain significant view corridors, including those to the Brick Stack from Towradgi Road Overpass and the escarpment. ▪ Include appropriate setbacks and building heights, ensuring the Brick Stack remains the dominant visual element. ▪ Feature design and materiality that reflect the site's industrial heritage, including brickwork, dark metal cladding, and sawtooth roof forms. ▪ Do not directly affect any heritage fabric of exceptional or high significance. ▪ Are part of a broader redevelopment strategy that supports the conservation, interpretation and adaptive reuse of heritage elements. 	Section 6.1.13
5.21 Flood Planning	<p>The objectives of the Clause are to allow development on land that is compatible with the flood function and behaviour on the land (taking into account projected changes as a result of climate change) and to avoid adverse or cumulative impacts on flood behaviour and the environment.</p>	<p>With respect to flooding, the concurrent Stage 2-4 Civil Works SSDA (SSD-86131212) has reviewed the on-site flood conditions and impacts. For reference, the supporting Water Cycle Management Strategy prepared by Marker (MKR00452 July 2025) confirms that the proposed development is consistent with the Wollongong LEP provisions on flood planning.</p> <p>This report has informed the proposed Stormwater Management Report for the proposed built form.</p>	-

		<p>Wollongong City Council normally requires the peak flow rates of stormwater runoff in the post-developed state to be lower than the existing peak flows, to minimise the impacts of flooding to the built and natural environment. However, in this case, post-developed peak flows did not need attenuation, as per the approved Water Cycle Management Study prepared by Maker Consulting Services, which recommended that no onsite detention is required for the subject site.</p> <p>For complete details on the flood impact and planning, please refer to the concurrent Stage 2-4 Civil Works SSDA (SSD-86131212).</p>	
Clause 7.4 Riparian Land	Clause 7.4 seeks to ensure that development does not adversely impact upon riparian lands. The Clause applies to “riparian land” on the LEP Riparian Land Map.	<p>The “riparian land” affectation on the LEP Riparian Land Map traverses the west and southern portions of the wider Corrimal Coke Works site generally to reflect the realigned riparian corridor.</p> <p>The land to which the application relates (being the Stage 2a land) is not affected by this affection. Given that the proposal does not involve any works on land which is mapped as “riparian land”, the provisions of Clause 7.4 do not apply to the DA.</p>	-
Clause 7.5 Acid Sulfate Soils	Development consent is required for the carrying out of works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum (AHD) and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	<p>The site involves predominantly Class 5 Acid Sulfate Soils, with a small portion of the southeastern corner identified as Class 3. The land subject to the Stage 2a development is identified with Class 5 soils.</p> <p>An Acid Sulfate Soils Management Plan was prepared and approved as part of the Stage 2-4 Bulk Earthworks consent. The measures outlined in the approved ASSMP will be implemented as part of this SSDA.</p>	Section 6.1.12
Clause 7.18 Design excellence in Wollongong city centre and at key sites	Clause 7.18 requires development on land identified on the ‘Key Sites Map’ must exhibit design excellence.	<p>The former Corrimal Coke Works site is identified as a Key Site.</p> <p>As presented in the architectural plans (Appendix B), Architectural Design Report (Appendix H) and</p>	Section 6.1.1

	<p>A design review panel must review the proposal if it has an EDC of more than \$1,000,000 on a Key Site.</p>	<p>Landscape Design Report (Appendix R), the design of the proposal is consistent with the design excellence matters listed in Clause 7.18(4)(a) – (e).</p> <p>Furthermore, the proposal was reviewed by the SDRP on 19 June 2025. The advice received from the SDRP has been considered in the design and is addressed in detail in the Architectural Design Report (Appendix H).</p>	
<p>Clause 7.20 Overshadowing of Heritage Plaza, Central Park and Southern Park</p>	<p>Clause 7.20 provides that development consent must not be granted for development if it will result in overshadowing of the land identified as “Heritage Plaza”, “Central Park” and “Southern Park” on the Overshadowing Map between 11am and 2pm on 21 June</p>	<p>Shadow diagrams in the architectural plans (at Appendix B) assess the extent to which the proposal creates overshadowing to the Southern Park. The diagrams illustrate a minor non-compliance with this development standard which has been addressed in the Clause 4.6 Variation Request (Overshadow) submitted within this SSDA (Appendix L).</p>	<p>Section 6.1.6</p>